059.0	0004	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	849,200 / 849,200
					USE VALUE:	849,200 / 849,200
					ASSESSED:	849,200 / 849,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
107		BOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC KENNA JAMES K
Owner 2:	
Owner 3:	
Street 1:	78 KENSINGTON PARK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .071 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 2486 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3088.000	490,400		358,800	849,200
Total Card	0.071	490,400		358,800	849,200
Total Parcel	0.071	490,400		358,800	849,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 341.63 /Parcel: 341.63

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 39498

GIS Ref

GIS Ref

Insp Date 08/28/18

!5218!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 059.0-0004-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	490,400	0	3,088.	358,800	849,200		Year end	12/23/2021
2021	104	FV	468,100	0	3,088.	358,800	826,900		Year End Roll	12/10/2020
2020	104	FV	468,100	0	3,088.	358,800	826,900	826,900	Year End Roll	12/18/2019
2019	104	FV	361,300	0	3,088.	353,700	715,000	715,000	Year End Roll	1/3/2019
2018	104	FV	361,300	0	3,088.	271,700	633,000	633,000	Year End Roll	12/20/2017
2017	104	FV	338,700	0	3,088.	256,300	595,000	595,000	Year End Roll	1/3/2017
2016	104	FV	338,700	0	3,088.	235,800	574,500	574,500	Year End	1/4/2016
2015	104	FV	301,400	0	3,088.	220,400	521,800	521,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:49:32

LAST REV

Date	Time
09/10/18	15:27:57
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5218

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15114-507		7/1/1983		91,000	No	No		Y

USER DEFINED

Prior Id # 1:	39498
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/24/1998	632	Manual	6,000					REBUILD PORCHES
9/4/1996	434	Manual	2,500					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
8/28/2018	MEAS&NOTICE	BS	Barbara S
2/27/2009	Measured	372	PATRIOT
4/19/2000	Inspected	243	PATRIOT
1/13/2000	Mailer Sent		
1/8/2000	Measured	277	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3088		Sq. Ft.	Site		0	70.	1.66	6									358,847						358,800	

Total AC/HA:	0.07089	Total SF/SM:	3088	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	358,847	Spl Credit		Total:	358,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.12382674
Const Adj.:	0.98990101
Adj $ / SQ:	200.246
Other Features:	114000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	666314
Depreciation:	175907
Depreciated Total:	490407

COMMENTS

22 223188.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	13	BRs:	5	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

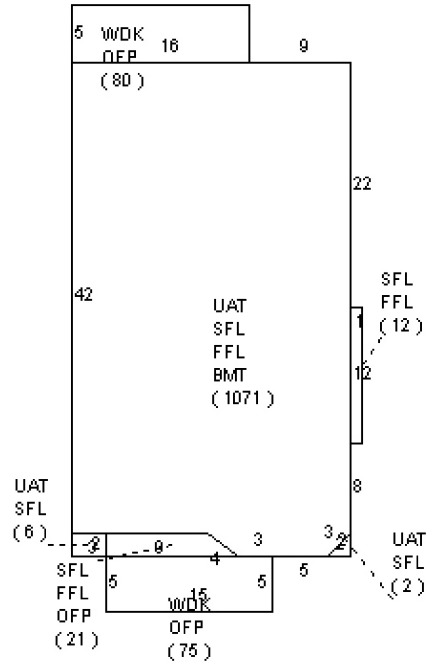
No Unit	RMS	BRS	FL
1	8	3	
1	5	2	
Totals			
2	13	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	200.25
Special Features:	0	Val/Su Net:	126.13
Final Total:	490400	Val/Su SzAd	221.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,112	200.250	222,673
FFL	First Floor	1,104	200.250	221,071
BMT	Basement	1,071	60.070	64,339
UAT	Upper Attic	270	140.170	37,811
OFP	Open Porch	176	25.610	4,508
WDK	Deck	155	12.330	1,911

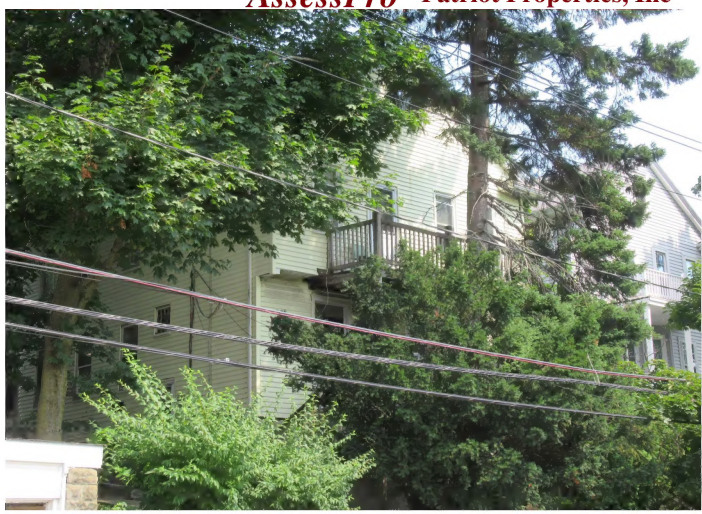
Net Sketched Area:	3,888			Total:	552,313
Size Ad	2216	Gross Area	4697	FinArea	2486

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

059.0-0004-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: